



Promoting the wise use of land

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

MEETING DATE December 2, 2013	CONTACT/PHONE Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	APPLICANT Buckley Pacific LLC	FILE NO. CO 13-0026 SUB2013-00043
SUBJECT Hearing to consider a request by Buckley-Pacific, LLC for a Tentative Parcel Map (CO 13-0026) to subdivide an existing six acre parcel into four parcels of 1.3, 1.3, 1.6 and 1.9 acres each for the purpose of sale and/or development. The project will result in site disturbance as the parcels are developed. The proposed project is within the Commercial Service land use category and is located at 795 Buckley Road, approximately 0.40 miles west of Highway 227, approximately one mile south of the city limits of San Luis Obispo. The site is in the San Luis Obispo planning area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Tentative Parcel Map CO 13-0026 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 24, 2013 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Geology and Soils, Hazards/Hazardous Materials, Noise, and Water and are included as conditions of approval.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 076-063-003	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: 22.108.020 – Areawide standards, 22.108.030 – Combining Designations, 22.108.050 – San Luis Obispo Urban Area Standards			
LAND USE ORDINANCE STANDARDS: 22.22.090 – Subdivision design standards for the Commercial and Office land use categories			
EXISTING USES: Dry grain farming			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Public Facilities/San Luis Obispo County Regional Airport <i>East:</i> Industrial/Vacant <i>South:</i> Agriculture/Dry grain farming <i>West:</i> Commercial Service/Warehouses, offices			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, County Parks, CalFire, ALUC, APCD, Cal Trans, City of San Luis Obispo	
TOPOGRAPHY: Gently sloping	VEGETATION: Dry grain production, riparian
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CalFire	ACCEPTANCE DATE: August 12, 2013

ORDINANCE COMPLIANCE

Minimum Parcel Size

Section 22.22.090 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Commercial and Office land use categories. The standards are based on the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for one acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Water Supply and Sewage Disposal	Community Water On-site septic (5+ minutes/inch septic tank leaching capacity)	One acre

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Inclusionary Housing Fees

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

PLANNING AREA STANDARDS

22.108.020 – Areawide standards: The applicable standard includes application referral to the City of San Luis Obispo. *The project was referred to the City of San Luis Obispo. The City responded with recommended conditions of approval for road improvements and road impact fees. (Please see the attached referral response for specific recommendations). The road improvement condition proposed would make Buckley Road consistent with the City's adopted Airport Area Specific Plan and would allow deferral of some of the improvements. Conditions regarding fees and a condition regarding an offer of dedication for future road improvements consistent with the City's adopted Airport Area Specific Plan have been added accordingly.*

22.108.030 – Combining Designations – Airport Review Area: Projects shall be reviewed for compliance with the Airport Land Use Plan (ALUP). *The project was referred to the Airport Land Use Commission (ALUC) and Airport Manager. The ALUC reviewed this project at their September 18, 2013 meeting. At that meeting they found the project consistent with the San Luis Obispo County Airport Land Use Plan and recommended conditions of approval for the project description showing maximum building square foot coverages, and inclusion of the maximum square foot coverages as part of the Conditions Covenants & Restrictions (CC&Rs) condition.*

22.108.050 – San Luis Obispo Urban Area Standards: Applicable standards include on-site water supply or community water supply system, limitations on uses and airport area standards. *The project is proposing a new community water system to be reviewed and approved by the Environmental Health Department prior to recordation of the final map. The exact uses for the proposed parcels is not known at this time, but a condition has been added that any proposed uses be reviewed and approved at the time of application for construction permits to ensure that the use complies with this section of the ordinance. Conditions have also been added regarding airport area compliance including septic system maintenance, business license clearance and limitations on signs.*

AGENCY REVIEW:

Public Works - Recommends conditions of approval for road improvements, grading and drainage, and additional map sheet provisions

Environmental Health – Provided a preliminary evidence of water and wastewater disposal letter. Operable water facilities must exist prior to recordation of the final map. Future development must comply with Central Coast Basin Plan requirements.

Ag Commissioner - Recommends a 100-foot buffer on the subject property from the edge of the dry farm crops on the parcel to the south.

County Parks – No comments received

CalFire – No comments received

Airport Manager – New parcels require a 500-foot setback from the centerline of the runway, FAA review required (Form 7460) prior to issuance of construction permits

ALUC – See attached “Notice of Airport Land Use Commission Action”

APCD – No comments received

Cal Trans – No comments received

City of San Luis Obispo – Road improvements need to comply with the City’s Airport Area Specific Plan and traffic impact fees to be paid prior to recordation of the final map.

STAFF COMMENTS

The referral response indicated that road improvements should be consistent with the City’s adopted Airport Area Specific Plan. These improvements would include a 5-foot sidewalk, 5-foot landscaped parkway between the sidewalk and road, a 7-foot bike path, 13-foot travel lane and 12-foot two-way left turn lane. Currently in front of the subject property, improvements consist of a 5-foot sidewalk and 5-foot bike path with a 12-foot travel lane and a 12-foot left turn lane. In order to be consistent with the City’s plan, an additional 8 feet of right-of-way would be needed to provide for the 5-foot landscaped parkway, additional 2 feet of sidewalk and 1 foot of travel lane on the property’s side Buckley Road. Planning staff consulted with County Public Works staff on this matter and it was determined that the County should not deviate from our adopted standards because our standard is adequate to accommodate cars and bikes and even an occasional vehicle that is stopped or not working. Staff is recommending, however, that a condition be added to require an 8-foot offer of dedication for future road widening on the project site of Buckley Road so the frontage can be made consistent with the City’s adopted Airport Area Specific Plan.

LEGAL LOT STATUS

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Bill Robeson, Supervising Planner